



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 13, 2013

ITEM NUMBER: VI. 3

SUBJECT: PLANNING APPLICATION PA-12-20 / TENTATIVE TRACT MAP TT-17551 FOR A DESIGN REVIEW AND SUBDIVISION MAP FOR A 5-UNIT COMMON INTEREST DEVELOPMENT WITH SPECIFIED VARIANCES AND DEVIATIONS
2573 ELDEN AVENUE

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

DATE: MAY 2, 2013

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
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DESCRIPTION

The proposed project involves the following:

- 1) Planning Application PA-12-20: A Design Review to construct five two-story residential units with the following specified variances and deviation from the residential design guidelines:
 - a. Variance from open space requirement (40% minimum required, 28% proposed);
 - b. Variance from front setback/front landscape requirement for the location of a parking space (20 feet required, 10 feet proposed);
 - c. Variance from parkway landscaping (10 feet total, three feet on one side required; 8 feet total, 3 feet on one side proposed);
 - d. Deviation from Residential Design Guidelines for average second story side yard setback (average 10 foot side yard setback recommended, 9 foot average side yard setback proposed);
- 2) Tentative Tract Map TT-17551 to subdivide the property for residential condominium purposes.

APPLICANT

Fernando Miagany/Tritech Associates are the authorized agents for Shruti J. Modi and Rushabh J. Modi, the property owners.

RECOMMENDATION

Deny by adoption of Planning Commission resolution.

PLANNING APPLICATION SUMMARY

Location: 2573 Elden Avenue Application: PA-12-20 and TT-17551

Request: Design Review and Tentative Tract Map for a 5-unit common interest development with specified variances and deviations (see page 1 of report).

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: Medium Density Residential
 Lot Dimensions: 66 FT x 305 FT
 Lot Area: 19,825 SF
 Existing Development: Existing residence (to be demolished).

SURROUNDING PROPERTY:

North: R2-MD, residential units
 South: R2-MD, residences and CL, health care center parking lot
 East: Across Elden Avenue, R2-MD, residential units
 West: C1, commercial uses and parking lot

DEVELOPMENT STANDARD COMPARISON

Development Standard **Required/Allowed** **Proposed/Provided**

Lot Size:		
Lot Width (Development Lot)	100 FT	66 FT (1)
Lot Area (Development Lot)	12,000 SF	19,825 SF (1.4 AC)
Density:		
Zone	1 du/3,630 SF	1 du/3,965 SF
General Plan	1 du/3,630 SF	1 du/3,965 SF
	Maximum 5 units	Maximum 5 units
Building Coverage (Development Lot):		
Buildings	NA	6,086 SF (31%)
Paving	NA	8,064 SF (41%)
Open Space (Total Site)	7,930 SF (40%)	5,675 SF (28%) (2)
TOTAL		19,825 SF (100%)
Building Height	2 Stories/27 FT	2 Stories/22 FT
Chimney Height	29 FT	NA
First Floor Area (Including Garage)	NA	1,230 SF (All Units)
Second Floor Area	NA	845 SF
Upper Floor % of 1st Floor (3)	80%	75%
Distance Between Buildings	10 FT	47 FT
Private Open Space	10 FT Min. Dim.	10 FT Min. Dim.
Landscape Setback For Parking Space	20 FT	10 FT (2)
Setbacks (Buildings)		
Front	20 FT	22 FT (2)
Side (left/right)	5 FT (1 Story) 10 FT Avg. (2 Story) (3)	8 FT (1 Story) 9 FT Avg. (2 Story) (4)
Rear	20 FT	20 FT
Parking:		
Covered	5	10
Open	13	8
TOTAL	18 Spaces	18 Spaces
Min. Driveway Width	20 FT	20 FT
Vehicle Backup	25 FT	25 FT
Parkway Landscape	10 FT Min./3 FT One Side	8 FT Min./3 FT One Side (2)
NA = Not Applicable or No Requirement. (1) The property is legal nonconforming. (2) Variance requested (see staff report discussion). (3) Residential design guideline. (4) Does not comply with residential design guideline.		
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The project site is located on the west side of Elden Avenue, south of Del Mar Avenue, and contains a one-story residence that will be demolished to accommodate the proposed development. The property is a rectangular-shaped lot approximately 19,825 square feet in size and is zoned R2-MD and has a General Plan Designation of Medium Density Residential. The property is bounded by multiple-family residential developments to the north and south, as well as a parking area for the abutting commercial use (Newport Sub Acute Health Care Center) and commercial uses and parking areas to the rear.

ANALYSIS

Planning Application PA-12-20

Design Review

The proposed project involves the construction of 5 residential units clustered in two buildings on the property. A summary of the units are below:

	BUILDING 1	BUILDING 2
# of Units	3	2
# of Beds/Baths	Two 3 Bedroom Units w/ 2.5 Baths, One 2 Bedroom Unit w/ 2.5 Baths	Two 2 Bedroom Units w/ 2.5 Baths
Unit SF (Including Garage)	1,999 SF (All Units)	1,999 SF (All Units)
No. of Garage Spaces	Two-Car Garage (All Units)	Two-Car Garage (All Units)
No. Of Open Guest and Tenant Parking Spaces	8 Spaces (Total Site)	
Total Parking Spaces (Entire Site)	18 Parking Spaces (Per Code)	

Building 1 is located towards the front of the site and Building 2 is located towards the rear of the site; there is a 49-foot separation between the buildings consisting of a 931 square foot landscape area and 5 open parking spaces; there are also two open parking spaces at the rear of the property and one open parking space at the front of the property (within the 20- foot landscape setback, discussed later in this report).

Vehicular access to the site will be provided by a 20-foot wide driveway along the opposite side of the property consisting of 16 feet of paved surface consisting of decorative pavers and 4 feet of "turf block" (specially designed blocks with landscaping to allow for vehicles to drive over them). This proposed driveway width allows fire trucks to be able to drive onto to the property in the event of an emergency; however, a turnaround area for fire trucks is not required because the units will be required to be equipped with fire sprinklers.

Staff received correspondence from one of the abutting property owners at 2575 Elden Avenue, immediately to the north of the subject property, a copy of which is attached to

this report (Attachment 3). The correspondence expresses concern with the potential privacy, noise, and similar impacts from the proposed project on the existing abutting two-story units, which has a 5-foot side yard setback and some of which have second-story balconies. A significant concern involved the location of the proposed buildings. The letter suggests that the proposed buildings be reoriented from the northerly side of the lot to the southerly side of the lot (reverse orientation) to allow additional setback from the abutting property to the north.

In response to the issues raised by the abutting property owner, the applicant prepared three alternative design options that are attached to this report (Attachment 4). A summary of the options follows:

Option 1

Description: This alternative shifts Building 2 (the rear building) from the northerly side of the property to the southerly side of the property, resulting in a jogged central driveway through the project.

Option 2

Description: This alternative shifts Building 1 (the front building) from the northerly side of the property to the southerly side of the property, resulting in a jogged central driveway through the project.

Option 3

Description: This alternative shifts Building 2 (the rear building) further to the rear of the property (abutting commercially-zoned property) by relocating one of the two open parking spaces to the area between the two buildings.

It should be noted that none of the above options reduces or eliminates the code deviations requested for the development. Additionally, as of the date of this report, the applicant has not provided an alternative site plan that would reduce or eliminate the requested code deviations, which are discussed in greater detail in the following section of this report.

Requested Code Deviations

Code Section 13-29(g)(1) requires any of the following findings for variances:

1. Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
2. The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
3. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Staff Justifications for Denial of the Proposed Project

Staff is not in support of the proposed project for the following reasons:

- Staff is unable to make the required legal findings to justify the requested variance from the minimum open space requirement (40% minimum open space required; 28% proposed). It is staff's opinion that there are no special circumstances applicable to the property for justification of the requested variance for which the strict application of development standards would deprive the property of privileges enjoyed by others in the vicinity, and the deviation may constitute a grant of special privileges. Specifically, there are no other similar R2-MD zoned properties in the vicinity with the amount of open space (28%) proposed for this development. The existing multiple-family residential developments on either side of the subject property, a two-story, 6-unit condominium development to the north (2575 Elden Avenue) and a two-story, 7-unit condominium development to the south (2569 Elden Avenue), both provided the minimum 40% open space at the time they were developed per Code¹.

With regard to more recent variance requests, on April 8, 2013, Planning Commission approved Planning Application PA-13-04 and Tentative Tract Map TT-17519 for a 14-unit residential common interest development at 2159 Tustin Avenue, which included a variance for a reduction to 39% open space. The extent of the deviation was considerably less than the 28% proposed for the subject development.

On September 13, 2010, Planning Commission approved Planning Application PA-10-18 and Tentative Tract Map TT-17380 for a 5-unit residential common interest development at 341 East 21st Street which included a variance for a reduction to 29% open space however, in that instance, the units were detached and directly abutted residential units on one side only, as opposed to both sides with the proposed development on the subject property.

- The proposed deviation from the City's Residential Design Guidelines for average second story side yard setback (average 10-foot side yard setback recommended, 9 feet proposed) does not fully consider compatibility with the established residential community. The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The site plan of the proposed development does not take advantage of the unique location of the parking areas of the abutting commercial uses to minimize the potential impacts to the abutting residential developments. The extent of the deviations requested for an Eastside Costa Mesa project of this size and scale may be considered significant. The property is not located within an Urban Plan area where flexibility from development standards is encouraged. The extent of the deviations requested for the project may also not be consistent with the following objective in the City's General Plan Land Use Element:

¹ The existing development at 2575 Elden Avenue was approved with 40% open space under DR-85-45, and the existing development at 2569 Elden Avenue was approved with 40% open space under ZE-82-03.

- Objective LU-1F.5: Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

Project Merits

If the Planning Commission were to support the requested deviations and approve the project, staff notes the following merits related to the proposed development:

- The project, if approved, will feature quality construction and materials. The exterior elevations of the proposed structures will consist of stucco, stone veneer, stucco trim around windows and doors, and Spanish tile roofing. If the project is approved, a condition of approval has been incorporated requiring the existing perimeter fencing of the property (a combination of older block walls and wood fences of varying heights) to be replaced with a decorative block wall a minimum of 7 feet in height. Each unit provides a private open space area that complies with the minimum 10-foot dimension required by Code.
- The project, if approved, involves redevelopment of property into ownership housing. The proposal involves demolition of an older structure and provision of additional ownership housing to the City's housing stock. This is consistent with Land Use Element Policy LU-1A.4 to strongly encourage the development of ownership housing to improve the imbalance between renter- and owner-occupied housing in the City. The project is subject to park fees with a credit of one unit for the existing residence.
- The project, if approved, will comply with Code-required parking. Code-required parking is based on the number of bedrooms for multiple-family residential common-interest development in the R2-MD zone. Code requires a total of 18 standard parking spaces for this development; the submitted plans indicate 18 standard parking spaces. Additionally, the proposed garages will feature a minimum 20-foot x 20-foot interior dimensions as required by Code.
- The variance from street landscape setback (20 feet required; 10 feet proposed) could be supported on the basis that there are similar multiple-family residential developments in the immediate area, including directly across the street from the subject site at 2572 Elden Avenue, that has the same 10-foot landscape setback and wall treatment as proposed for the subject site. If approved, a condition of approval has been incorporated requiring the decorative wall with a combination of trees and new shrubs planted in front of the wall to provide the appearance of dense landscaping from street.
- Variance from parkway landscaping could be justified based on similar approved variances for similar projects throughout the Eastside Costa Mesa. The unique shape of the property, i.e., a narrow, rectangular-shaped lot, could provide justification for the approval of the requested variance. Because minimum driveway widths are required adjacent to the main buildings to provide vehicle back out and

turning movements, the Code required parkway landscape width adjacent to the buildings cannot be met (5 feet adjacent to the buildings is proposed). The 65-foot wide lot provides minimal opportunities to satisfy the parking and circulation requirements without compromising the required parkway landscaping. However, this variance request, if approved, could be offset by decorative driveway pavers, including landscape "turf block" paving, to enhance the appearance of the project from the street.

Tentative Tract Map TT-17551

If the project is approved, the applicant proposes a tentative tract map to allow the units to be sold separately. The map is consistent with City codes and the State Subdivision Map Act. Approval of the map will facilitate a small lot subdivision for ownership purposes so each unit may be sold separately.

The Residential Common Interest Development Standards require all projects to be designed with a minimum of one lot to be held in common ownership and maintained by a homeowners association. The proposed project complies with this requirement because it will provide common lot(s) for all driveways, parking, and open space areas. If the project is approved, the CC&Rs will designate areas for exclusive use and/or maintenance such as private yards and required open parking spaces for each unit.

If the project is approved, conditions of approval are included requiring the following provisions in the CC&Rs for the project:

- The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing service to enforce the parking regulations.
- The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's Office and the Development Services Director before they become effective.
- The CC&Rs shall also contain provisions related to all units being required to maintain a two-car garage. Residents shall park vehicles in garage spaces. Storage of other items may occur only to the extent that vehicles may still be parked within the require garage spaces.

Expiration of Projects

If the project is approved, the approval would typically be valid for one year unless renewed. Per the State Subdivision Map Act, tentative tract map approvals are valid for 24 months. As a result, if the project is approved, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map; in other words, the planning application and map would expire in 24 months (May 2015). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

Number of Construction Jobs

According to the applicant, the project will generate 23 construction jobs if the project is approved.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

GENERAL PLAN CONFORMITY

As discussed earlier, because the project does not provide the minimum 40% open space requirement that other developments in the vicinity have, the proposed development intensity will not be in accordance with the medium density general plan designation for the property.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.
2. Approve the project, subject to the appropriate variance findings for the requested deviation from open space requirements and the recommended conditions of approval. Staff will add additional variance findings subject to the Planning Commission's action and any public testimony received at during the hearing.

CONCLUSION

Because the project does not provide the minimum 40% open space requirement that other developments in the vicinity have, the project is not consistent with the intent of the General Plan and applicable Zoning Code sections. Therefore, staff recommends denial of the project.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

Attachments: 1. Draft Resolutions
2. Applicant's Description/Justification
3. Correspondence Received From Public
4. Location Map and Plans

cc: Director of Economic & Development / Deputy CEO
Sr. Deputy City Attorney
Public Services Director
City Engineer

Transportation Services Manager
Fire Protection Analyst
Staff (4)
File (2)

Fernando Miagany
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Whittier, CA 90605

Tritech Associates Inc.
135 N. San Gabriel Boulevard
San Gabriel, CA 91775

Shruti J. Modi and Rushabh J. Modi
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James R. Huff
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Nancy Pauley
2575 Elden Avenue, Unit A
Costa Mesa, CA 92627

Amber Wallace
2569 Elden Avenue, #B-1
Costa Mesa, CA 92627

Richard Browne
2569 Elden Avenue, #C-1
Costa Mesa, CA 92627

**ATTACHMENT 1
DRAFT RESOLUTIONS**

RESOLUTION NO. PC-13-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-12-20 AND TENTATIVE TRACT MAP TT-17551 FOR
DEVELOPMENT OF A 5-UNIT RESIDENTIAL COMMON
INTEREST DEVELOPMENT AT 2573 ELDEN AVENUE**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Fernando Miagany, authorized agent for Shruti J. Modi and Rushabh J. Modi, owners of real property located at 2573 Elden Avenue, for a Design Review and Tentative Tract Map for the following:

- Design Review to construct five two-story residential units. The application includes the following deviations:
- Open space (40% required, 28% proposed);
- Landscaped front setback requirement (20 feet required, 10 feet proposed) to allow and open parking space;
- Parkway landscaping (10 feet total, 3 feet on one side required; 8 feet total, 3 feet on one side proposed);
- Deviation from Residential Design Guidelines for average second story side yard setback (average 10-foot side yard setback recommended, 9-foot average proposed).
- Subdivision of the property for condominium purposes.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 8, 2013, and May 13, 2013, with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application PA-12-20 and Tentative Tract Map TT-17551.

PASSED AND ADOPTED this 13th day of May, 2013.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

—||—

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 13, 2013, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 3. The proposed project is not consistent with the General Plan or Zoning Code.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because:
1. There are no special circumstances applicable to the property. The strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity.
 2. The deviations constitute a grant of special privileges inconsistent with other properties in the vicinity.
 3. The granting of the deviation will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Additional facts and findings are as follows:

- *There are no legal findings to justify the requested variance from the minimum open space requirement (40% minimum open space required; 28% proposed).*
There are no special circumstances applicable to the property for justification of the requested variance for which the strict application of development standards would deprive the property of privileges enjoyed by others in the vicinity, and the deviation may constitute a grant of special privileges. Specifically, there are no other similar R2-MD zoned properties in the vicinity with the amount of open space (28%) proposed for this development. The existing multiple-family residential developments on either side of the subject property, a two-story, 6-unit condominium development to the north (2575 Elden Avenue) and a two-story, 7-unit condominium development to the south (2569 Elden Avenue), both provided the minimum 40% open space at the time they were developed per Code.

With regard to more recent variance requests, on April 8, 2013, Planning Commission approved Planning Application PA-13-04 and Tentative Tract Map TT-17519 for a 14-unit residential common interest development at 2159 Tustin Avenue, which included a variance for a reduction to 39% open space. The extent of the deviation was considerably less than the 28% proposed for the subject development.

On September 13, 2010, Planning Commission approved Planning Application

PA-10-18 and Tentative Tract Map TT-17380 for a 5-unit residential common interest development at 341 East 21st Street which included a variance for a reduction to 29% open space however, in that instance, the units were detached and directly abutted residential units on one side only, as opposed to both sides with the proposed development on the subject property.

- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Additional facts and findings are as follows:

- The proposed deviation from the City's Residential Design Guidelines for average second story side yard setback (average 10-foot side yard setback recommended, 9 feet proposed) does not fully consider compatibility with the established residential community. The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The site plan of the proposed development does not take advantage of the unique location of the parking areas of the abutting commercial uses to minimize the potential impacts to the abutting residential developments. The extent of the deviations requested for an Eastside Costa Mesa project of this size and scale may be considered significant. The property is not located within an Urban Plan area where flexibility from development standards is encouraged. The extent of the deviations requested for the project may also not be consistent with the following objective in the City's General Plan Land Use Element:

Objective LU-1F.5: Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

- D. The subdivision of the property for residential ownership is not consistent with the City's General Plan and Zoning Code.
- E. The Costa Mesa Planning Commission has denied Planning Application PA-12-20 and Tentative Tract Map TT-17551. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
- F. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-12-20 AND TENTATIVE TRACT MAP TT-17551 FOR DEVELOPMENT OF A 5-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2573 ELDEN AVENUE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Fernando Miagany, authorized agent for Shruti J. Modi and Rushabh J. Modi, owners of real property located at 2573 Elden Avenue, for a Design Review and Tentative Tract Map for the following:

- Design Review to construct five two-story residential units. The application includes the following deviations:
- Open space (40% required, 28% proposed);
- Landscaped front setback requirement (20 feet required, 10 feet proposed) to allow an open parking space;
- Parkway landscaping (10 feet total, 3 feet on one side required; 8 feet total, 3 feet on one side proposed);
- Deviation from Residential Design Guidelines for average second story side yard setback (average 10-foot side yard setback recommended, 9-foot average proposed).
- Subdivision of the property for condominium purposes.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 8, 2013, and May 13, 2013, with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-12-20 and Tentative Tract Map TT-17551.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-12-20 and

Tentative Tract Map TT-17551 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the project, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 13th day of May, 2013.

Jim Fitzpatrick Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 13, 2013 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project, as conditioned, is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) because:
- a. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.
 - b. The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.
 - c. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.
- C. The project complies with the purpose and intent of the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- D. The subdivision of the property for residential ownership is consistent with the purpose and intent of the City's General Plan and Zoning Code.
- E. The proposed use of the subdivision is for residential ownership purposes which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.

- F. The subject property is physically suitable to accommodate Tentative Tract Map TT-17551 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the purpose and intent of the City's Zoning Code and General Plan.
- G. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- H. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.
- I. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- J. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- K. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.
- L. The proposed buildings are an excessive distance from the street necessitating fire apparatus access.

EXHIBIT B

CONDITIONS OF APPROVAL (If Project is Approved)

- Plng. 1. The conditions of approval, code requirements, and special district requirements of PA-12-20 and TT-17551 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
4. Upper level windows on the northerly building elevations shall be smaller view-obscuring windows and shall be offset to avoid direct lines of sight into abutting second-story windows abutting the project.
5. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
6. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
7. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
8. Turn-around area(s) shall be striped and marked for no parking.
9. To avoid an alley-like appearance, driveways shall be developed without a center swale. Design shall be approved by the Planning Division.
10. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
11. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
12. The expiration of Planning Application PA-12-20 shall coincide with the expiration of Tentative Tract Map TT-17551; therefore, both applications shall be valid for 24 months from the date of the resolution. It should be noted that a request for a 12-month time extension must be made prior to the expiration date and must reference both applications.
13. Permanent masonry wall(s) shall be maintained or constructed along the perimeter side and rear property lines of the development lot at a minimum height

of 7 feet as measured from the highest adjacent grade. The perimeter walls shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. The Development Services Director may approve other alternative design and opaque materials for the perimeter walls.

14. Fences or walls interior to the project shall be a minimum of 6 feet in height.
15. The open parking space nearest to the street shall be screened by a decorative block wall a minimum of 6 feet in height. The landscape setback area along Elden Avenue shall be landscaped a combination of trees and new shrubs planted in front of the wall to provide the appearance of dense landscaping from street. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees.
16. Decorative driveway pavers, including landscape "turf block" paving, shall be provided to enhance the appearance of the project from the street.
17. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
18. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents and also businesses during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager. The project construction traffic shall not use the streets that are within the adjacent residential neighborhoods.
19. Prior to issuance of building permits, the building plans shall demonstrate that all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.
20. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities prior to selling any of the units as condominiums.
21. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
 - A. The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing

service to enforce the parking regulations.

B. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

C. The CC&Rs shall also contain provisions related to all units being required to maintain a two-car garage. Residents shall park vehicles in garage spaces. Storage of other items may occur only to the extent that vehicles may still be parked within the require garage spaces.

22. Open parking spaces be designated as unreserved, available, open guest parking for all visitors to the site. Signage will be posted to indicate that these spaces are available to all visitors. The CC&Rs shall contain restrictions prohibiting parking in the main driveway and in front of garage doors.
23. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
24. Developer shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
- Eng. 25. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
26. Comply with the requirements contained in the letter prepared by the City Engineer dated March 29, 2013 (attached).



CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

PUBLIC SERVICES DEPARTMENT

March 29, 2013

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Tract No. 17551
LOCATION: 2573 Elden Avenue

Dear Commissioners:

Tentative Tract Map No. 17551 as furnished by the Planning Division for review by the Public Services Department consists of subdividing three parcels to one lot for condominium purposes. Vesting Tentative Tract Map No. 17551 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
6. Vehicular and pedestrian access rights to Elden Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.
7. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.

-23-

8. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
9. Dedicate a five (5) foot wide easement for street and highway purposes.
10. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans, that show Sewer and Water Improvements, prepared by a Civil Engineer.
11. The Subdivider shall submit a cash deposit of \$580 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
12. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map
13. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
14. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
15. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
16. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
17. Dedicate easements as needed for public utilities.
18. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
19. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
20. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
21. The elevations shown on all plans shall be on Orange County benchmark datum.

22. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
23. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Fariba Fazeli', written over a circular stamp.

Fariba Fazeli, P. E.
Interim City Engineer

(Engr. 2013/Planning Commission Tract 17551)

ATTACHMENT 2
APPLICANT'S DESCRIPTION OF USE

City of Costa Mesa
Planning Department
77 Fair Dr.
Costa Mesa, Ca. 92626

RE: Five New Town Homes
2573 Elden Ave.
Costa Mesa, Ca. 92627
Owner: Shruti J. Modi; Shruti J. Modi Living Trust

To Whom It May Concern:

We submit to you for your approval the construction of five new town homes located at 2573 Elden Ave. Costa Mesa, Ca. 92627. There are three units with two bedrooms and two and one-half bathrooms; and two units with three bedrooms and two and one-half bathrooms.

Lot Area:	19,800 S.F.
Total Building Area:	9,995 S.F.
Breakdown of typical residential unit:	
First Floor Living Area:	637 S.F.
<u>Second Floor Living Area:</u>	<u>855 S.F.</u>
Total Floor Living Area:	1,492 S.F.
Garage Area:	475 S.F.
Storage Area:	32 S.F.
Front Covered Porch:	74 S.F.

We would like to request a variance for reduction in open area requirement.

Open Area Required:	40.00%
Open Area Provided:	28.53%

The owner is very motivated to provide the city with a very attractive project that will enhance and add value to the surrounding neighborhoods, while giving him a financial benefit in return. Originally intended to be five three bedroom units, he was willing to reduce three units to better accommodate the required parking and open space requirements. For this project to be cost effective, the owner is asking to allow two units to remain three bedrooms.

We greatly appreciate your time to the attention of this project and look forward to working with you on this exciting development.

Sincerely,



Fernando Miagany
Designer
9815 Carmenita Rd.
Unit D
Whittier, Ca. 90605
Direct: (562) 479-1896

**ATTACHMENT 3
CORRESPONDENCE RECEIVED FROM
PUBLIC**

November 8, 2012

Received
City of Costa Mesa
Development Services Department

NOV 08 2012

City of Costa Mesa, Planning Division
Mr. Melvin Lee, Senior Planner
77 Fair Drive
Costa Mesa, CA 92626

RE: PA 12-20 at 2573 Elden Drive, Costa Mesa

Dear Mr. Lee,

I am writing on behalf of the Elden Bay Condominium Association located at 2575 Elden Drive located adjacent to the north property line of the subject property. Thank you for keeping the Association appraised of the proposed property development over the last few months and for your professional courtesy extended to us by providing copies of a partial plan of the proposed development. We have reviewed this partial plan and would like to formally request a complete set to review and provide comments to you. The comments provided at this time are preliminary and are intended to assist the developer to understand our concerns and hopefully modify the project and obtain the support of our homeowners which will hopefully assist them in obtaining approval from the City.

While our Association is pleased that there is progress being made after having to view the blight of this property, we would like the best possible development to ensure that our values are enhanced.

The primary concern of our Association is the orientation of the development. Currently, the units are oriented to face to the south. This orientation is problematic for a number of reasons. The most significant reason being that our homeowners will be viewing the rear of a two story structure that provides very little separation between the properties. Not only will this be aesthetically problematic for us, this will cause the prevailing ocean breezes that our homeowners enjoy to be significantly, if not entirely eliminated.

We understand that any development will reduce the ocean breezes that we currently enjoy, however, a slight modification could substantially increase our ability to maintain some of these breezes that we enjoy. By simply flipping the development so that the back of the units are along the south elevation of the property, will create much more air-flow to our homes. In addition, this modification will also provide approximately 50 feet of separation between our buildings which will allow more sunlight to get through to our property and it will be much more aesthetically pleasing to view the front of the units from our homes.

This modification will also provide the future residents of this development to have a better view. As currently proposed, the view is of a medical office building and parking lot and other commercial structures. It would make much more sense to orient high density residential development to obtain the best possible views and provide as much privacy between properties as possible.

The other problems the proposed development causes to our homes, is that the orientation of the units encroaches on the privacy of our homes and yards. The back windows and balconies of these units, located only a few feet away, provide views directly into our homes and yards. The noise from the residents of these units will affect our peace and enjoyment of our indoor and outdoor living areas. These privacy and noise problems can be easily alleviated by flipping the buildings as suggested earlier in

this letter. This will provide substantial separation between the units and will alleviate our noise and privacy concerns.

In addition, it is our understanding that a variance from the second story setback is requested. This is a serious problem for us with the current building orientation. As stated earlier, there is not enough separation between our homes and this development. To request a reduction in this separation for the second story of the proposed structure exacerbates these problems. If the units backed up to the other property line, we would not be as concerned about this variance. However, as proposed, the variance is not acceptable and there is no justification to allow this. Approval of this variance will significantly affect our light, air and privacy and noise, and we will strongly oppose approval of it.

We also understand that the development does not provide the necessary landscaped overall open space, front yard and driveway landscaping. The proposal includes 28% overall landscaped open space and is required to provide 40%. There is also insufficient driveway landscaping. The project as proposed, with the lack of required landscaped open space, creates significant amounts of impervious surfaces that will increase runoff onto our property and create an aesthetically unacceptable sea of concrete and stucco structures. Variances from these landscaping requirements are not acceptable to our Association, and with the current orientation of the buildings, create more problems with the overall impacts to our properties.

Approval of these variances would exacerbate the problems we have described earlier. The proposed development is obviously too ambitious for this site if so many variances are being requested. Landscaped open space will enhance the aesthetics of the property for our homeowners and will be more aesthetically pleasing for the future residents of this proposed development. If another 12% area were landscaped, additional separation between our homes and the proposed homes could be accommodated. Perhaps including a landscaped breezeway between the units closest to the street would provide more light and air for our homes. Additional landscaping that is required at the front of the development could be combined with the overall landscaping that is required on the site to separate one of the buildings and have three buildings instead of two. Landscaped areas provide many benefits such as reducing runoff, providing landscaped separation between developments, and increasing aesthetic views for both residents and adjacent properties.

We have previously requested that the balconies at the rear of the structure be situated so that they are offset from the balconies located in our development. We have not seen or reviewed plans of the rear or north side of the building that abuts our homes. Plans that depict the balconies and the design of the rear of the structures must be provided if the developer of this site continues to propose the current orientation of the buildings. The balconies and look of the structures will severely affect the privacy and aesthetic views of the adjacent homeowners. With the requested variance of the second story of the development, the location of the balconies becomes even more of an issue for us. In addition, there will be a tunnel effect below the balconies if they are not offset from one another. This could encourage homeless people to take shelter under the balconies and could increase the spread of fires from one balcony to the other if barbeques or fire pits are used on them.

Finally, the two parking spaces located at the far end of the development (numbers 17 & 18) should be moved to the center or the front of the site. They do not have sufficient back-up and will require numerous turning movements for vehicles to exit. As proposed, these spaces are not usable and will be

marked and used for vehicles to turn around. There does not appear to be a trash area located on site, and we are very interested in where this will be located because its location could significantly affect our homes.

We seriously challenge the ability of the City to make the necessary findings to grant these variances. This property is not unique in shape, size or topography that would allow the City to grant variances from required development standards. The need for these variances is self-imposed since the project can be designed to accommodate and meet the required setbacks and landscaping. By simply reducing the size or the number of the units, additional landscaping can be provided and the setbacks could be met.

We would like to work with you and the developer to provide the best possible project for our neighborhood. At this time, we have provided preliminary comments on this project but there could be additional comments once we have reviewed the rear of the proposed structures. Again, we appreciate all of your professionalism in helping us to understand this development proposal. Please send us copies of the full set of plans and any future notices to the following address:

James R. Huff, President, Elden Bay Condominium Association
2575 Elden Avenue, Unit E
Costa Mesa, CA 92627-1300

Sincerely,

James R. Huff

December 27, 2012

2573 property planned view from the front of the proposed units.

Photo 1. Office, employee and visitors entrance 24/7.

Photo 2. Secondary office upstairs. Shipping and receiving downstairs. Cones and tape a recent IRD construction effort.

Photo 3. The reality of the view from the front of the proposed units

Photo 4. View of the orientation is changed to face 2575 Elden property

Photo 1, 2 and 3 are the views 2575 Elden resident have lived with since 1987.

Jim Huff

Received
City of Costa Mesa
Development Services Department

DEC 27 2012



-33-







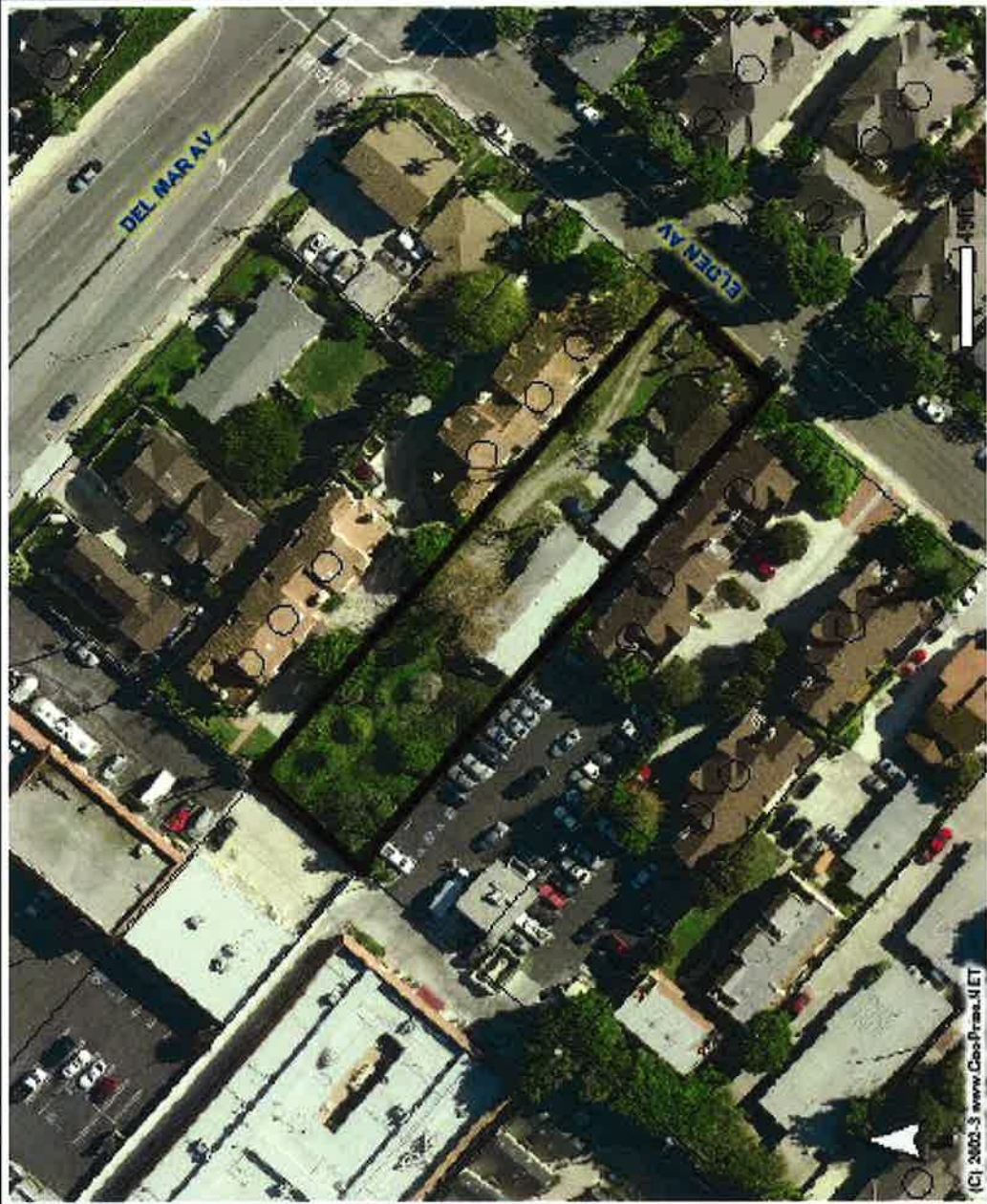
-36-

ATTACHMENT 4
LOCATION MAPS AND PLANS

Overview Map

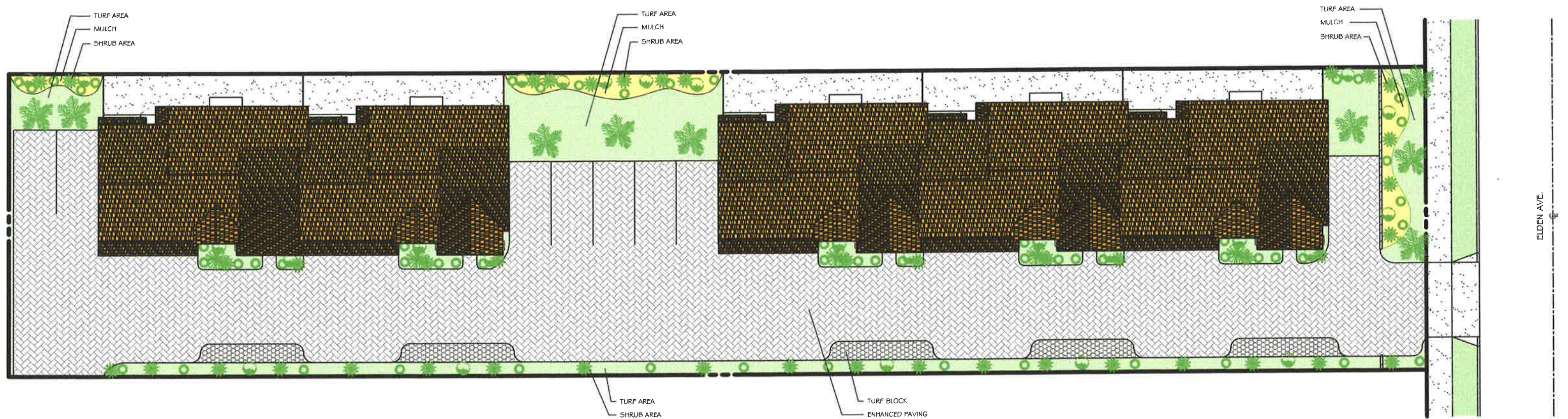


Map Display



Legend

	Freeway		Street Names
	Roads		Street Centerline
	Coded Freeway		Parcel Lines
	Major Road		City Boundary
	Minor Road		Water Ways
	Secondary Road		
	Hydrology		
	Channel		



SITE PLAN



FIVE NEW TOWN HOMES

OWNERS: SHRUTI J. MODI; SHRUTI J. MODI
LIVING TRUST

ADDRESS: 2573 ELDEN AVE.
COSTA MESA, CA 92627

LEGAL: LOT 27 OF TRACT 376

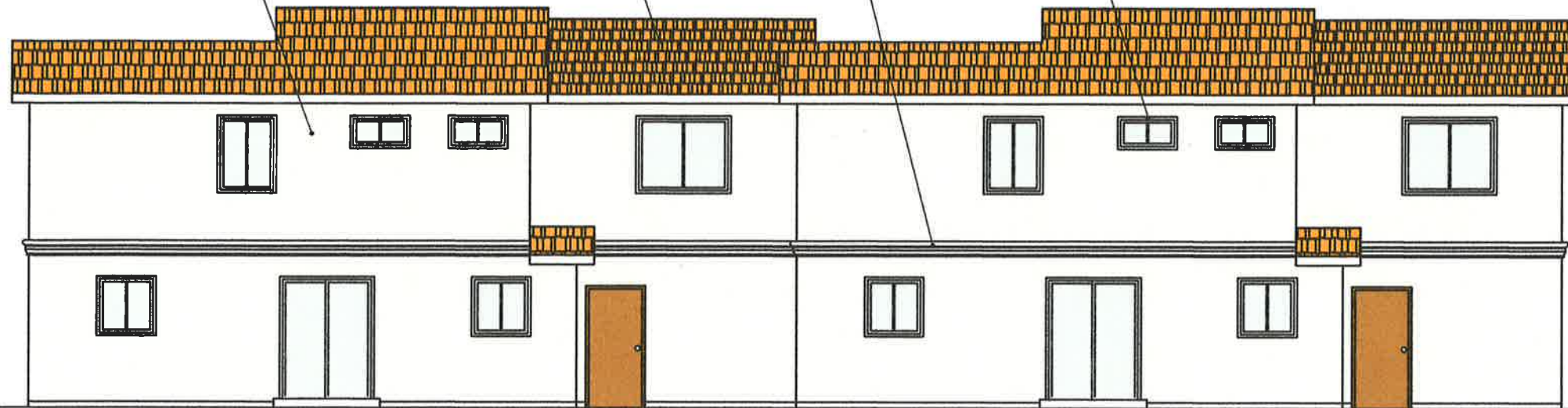
APN: 439-171-21

SMOOTH STUCCO
OMEGA PRODUCTS
#10 COCONUT

LIGHT WEIGHT TILE
EAGLE LITE
CAPISTRANO
SUNRISE BLEND
ICC: ESR 2530

FOAM MOLDING TRIM
SWISS COFFEE WHITE

SWISS COFFEE WHITE TRIM



NORTH ELEVATION



EAST ELEVATION

SMOOTH STUCCO
OMEGA PRODUCTS
#10 COCONUT

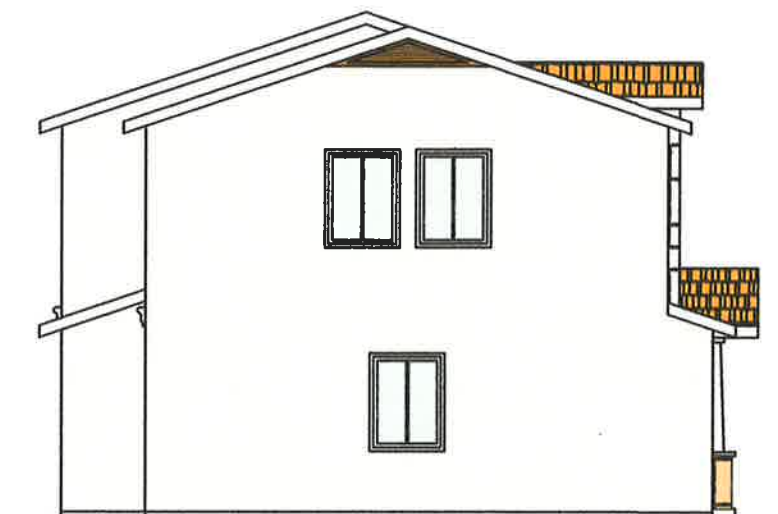
LIGHT WEIGHT TILE
EAGLE LITE
CAPISTRANO
SUNRISE BLEND
ICC: ESR 2530

SWISS COFFEE WHITE TRIM

ELDORADO STONE
STONE VENEER
SEQUOIA RUSTIC LEDGE



SOUTH ELEVATION



WEST ELEVATION

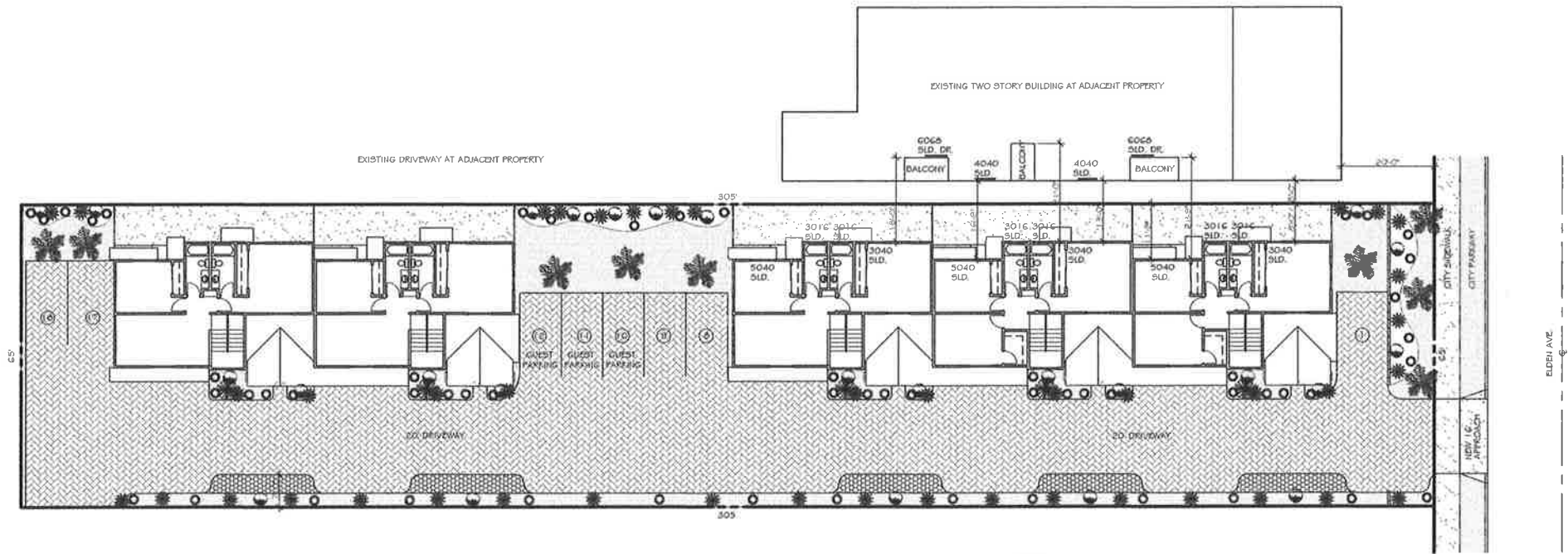
FIVE NEW TOWN HOMES

OWNERS: SHRUTI J. MODI; SHRUTI J. MODI
LIVING TRUST

ADDRESS: 2573 ELLEN AVE.
COSTA MESA, CA 92627

LEGAL: LOT 27 OF TRACT 376
APN: 439-171-21

FIVE NEW TOWN HOMES



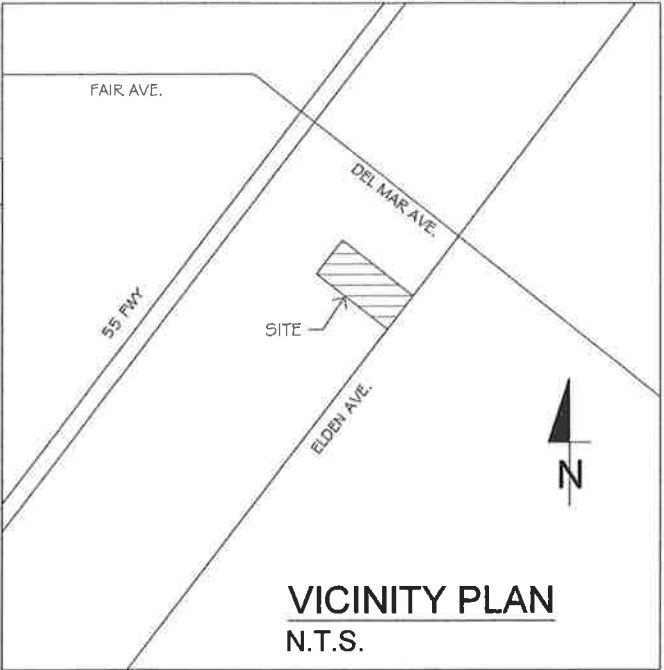
SITE PLAN (WINDOW LOCATIONS AT SECOND FLOOR)
SCALE: 1/16" = 1'-0"

NOTE:
NO WINDOWS ON SECOND FLOOR WILL
HAVE DIRECT LINE OF SITE WITH WINDOWS
ON ADJACENT PROPERTY.



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

FIVE NEW TOWN HOMES	
OWNER:	PROJECT ADDRESS: 2573 ELDEN AVE. COSTA MESA, CA. 92627
DR. SHRUTI J. MODI 2573 ELDEN AVE. COSTA MESA, CA. 92627	LOT AREA: 19800 S.F. TOTAL BUILDING AREA: 9995 S.F. BREAKDOWN OF TYPICAL RESIDENTIAL UNIT: FIRST FLOOR LIVING AREA: 637 S.F. SECOND FLOOR LIVING AREA: 855 S.F. TOTAL FLOOR LIVING AREA: 1492 S.F. GARAGE AREA: 475 S.F. STORAGE AREA: 32 S.F. FRONT COVERED PORCH: 74 S.F. LIVING AREA AT FIRST FLOOR: 637 S.F. EA. UNIT GARAGE AREA: 475 S.F. EA. UNIT TOTAL AREA AT FIRST FLOOR: 1112 S.F. EA. UNIT TOTAL AREA AT SECOND FLOOR: 855 S.F. EA. UNIT 76.9%
CONTRACTOR:	
GREGORY A. KOROSACKI GENERAL CONTRACTOR P.O. BOX 41666 LONG BEACH, CA. 90853 PHONE: (562) 673-8165	
DESIGNER:	
FERNANDO MIAGANY 9344 MARYKNOLL AVE. WHITTIER, CA. 90605 PHONE: (562) 479-1896	



VICINITY PLAN
N.T.S.

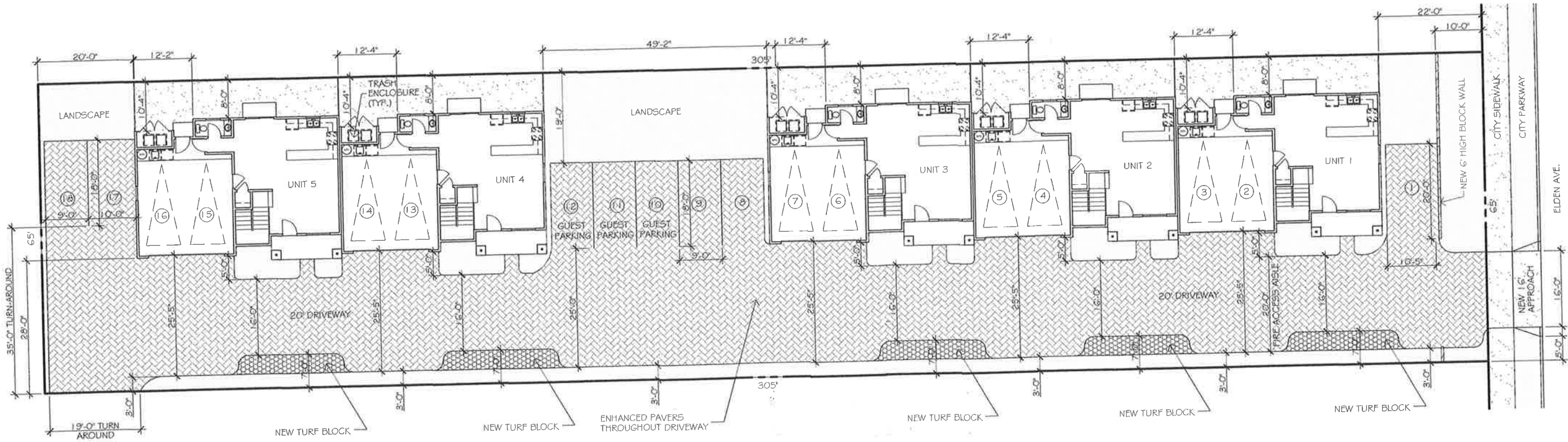
DRAWN BY:
FERNANDO MIAGANY
9344 MARYKNOLL AVE.
WHITTIER, CA 90605
PHONE: (562) 945-6915

INDEX:
A-1 TITLE SHEET
A-2 SITE PLAN
A-3 FLOOR PLANS
A-4 FLOOR PLANS
A-5 ELEVATIONS
L-1 LANDSCAPE PLAN

DATE: 6/27/12

FIVE NEW TOWN HOMES
OWNERS: SHRUTI J. MODI; SHRUTI J. MODI
LIVING TRUST
ADDRESS: 2573 ELDEN AVE
COSTA MESA, CA 92627
LEGAL: LOT 27 OF TRACT 376
APN: 499-171-21

FIVE NEW TOWN HOMES



SITE PLAN
SCALE: 3/32" = 1'-0"

PARKING REQUIREMENT:

(2)-3 BEDROOM UNITS

1	COVERED SPACE / UNIT	X 2	= 2
2.5	OPEN SPACE / UNIT	X 2	= 5
0.5	GUEST SPACE / UNIT	X 2	= 1

(3)-2 BEDROOM UNITS

1	COVERED SPACE / UNIT	X 3	= 3
1.5	OPEN SPACE / UNIT	X 3	= 4.5
0.5	GUEST SPACE / UNIT	X 3	= 1.5

COVERED SPACE:	2 + 3	= 5
OPEN SPACE:	5 + 4.5	= 9.5
GUEST PARKING:	1 + 1.5	= 2.5

TOTAL PARKING REQUIRED:	= 18
TOTAL PARKING PROVIDED:	= 18

LOT AREA:	19800 S.F.
TOTAL BUILDING AREA:	9995 S.F.
BREAKDOWN OF TYPICAL RESIDENTIAL UNIT:	
FIRST FLOOR LIVING AREA:	637 S.F.
SECOND FLOOR LIVING AREA:	855 S.F.
TOTAL FLOOR LIVING AREA:	1492 S.F.
GARAGE AREA:	475 S.F.
STORAGE AREA:	32 S.F.
FRONT COVERED PORCH:	74 S.F.
OPEN AREA REQUIREMENT:	7920 S.F. 40.00%
OPEN AREA PROVIDED:	
LANDSCAPE AREA:	3749.81 S.F. 18.94%
PRIVATE OPEN AREA:	1899.36 S.F. 9.59%
	5708.17 S.F. 28.53%
LOT COVERAGE ALLOWED:	11880 S.F. 40.00%
LOT COVERAGE PROVIDED:	
TOTAL BUILDING FOOTPRINT:	6086.47 S.F. 30.74%
HARDSCAPE AREA:	8064.54 S.F. 40.73%
TOTAL LOT COVERAGE:	14151.01 S.F. 71.47%

LOT AREA:	19800 S.F.
TOTAL BUILDING FOOTPRINT:	6040 S.F.
LOT COVERAGE:	30.5%

DRAWN BY:
FERNANDO MIAGANY
9344 MARYKNOLL AVE.
WHITTIER, CA 90605
PHONE: (562) 945-6915

INDEX:
A-1 TITLE SHEET
A-2 SITE PLAN
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A-4 FLOOR PLANS
A-5 ELEVATIONS
L-1 LANDSCAPE PLAN

DATE: 6/27/12

FIVE NEW TOWN HOMES
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ADDRESS: 2573 ELDEN AVE.
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LEGAL: LOT 27 OF TRACT 376
APN: 439-171-21

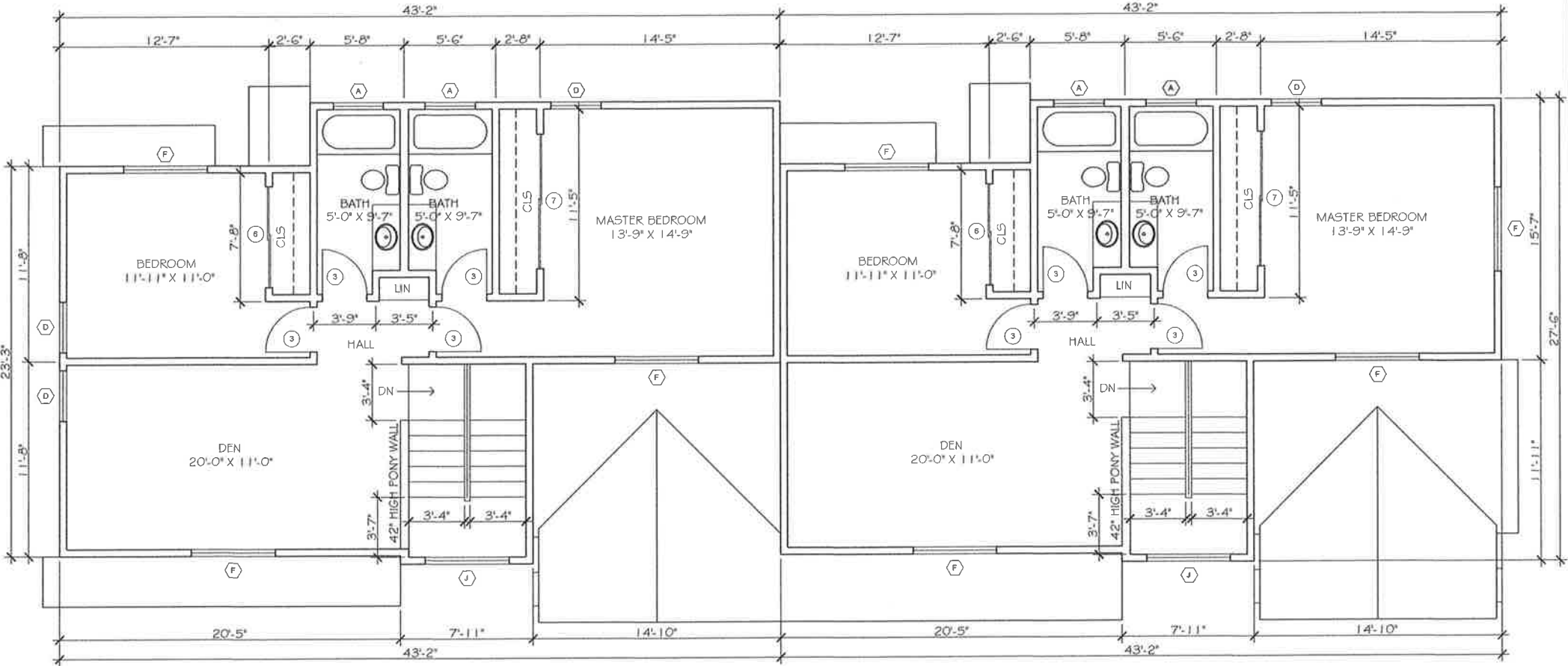
WINDOW SCHEDULE

SYMBOL	QUANTITY	SIZE		TYPE	MATERIAL		NOTES
		W	H		FRAME & SASH	GLASS	
A	4	3'-0"	1'-6"	SLIDING	VINYL	TEMP. D. G.	
B	2	3'-0"	3'-0"	SLIDING	VINYL	D. G.	
C	2	3'-0"	3'-0"	SLIDING	VINYL	D. G.	OBSURED
D	5	3'-0"	4'-0"	SLIDING	VINYL	D. G.	
E	1	4'-0"	5'-0"	SLIDING	VINYL	D. G.	
F	7	5'-0"	4'-0"	SLIDING	VINYL	D. G.	
G	2	5'-0"	5'-0"	SLIDING	VINYL	D. G.	
H	1	5'-0"	6'-0"	FIXED GLASS	VINYL	TEMP. D. G.	
J	1	5'-0"	2'-9"	FIXED GLASS	VINYL	TEMP. D. G.	

NOTE:
IN ALL BEDROOMS PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
1. A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 S.F.
2. A MINIMUM CLEAR HEIGHT OF 24".
3. A MINIMUM CLEAR WIDTH OF 20".
2. THE BOTTOM OF THE CLESR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.

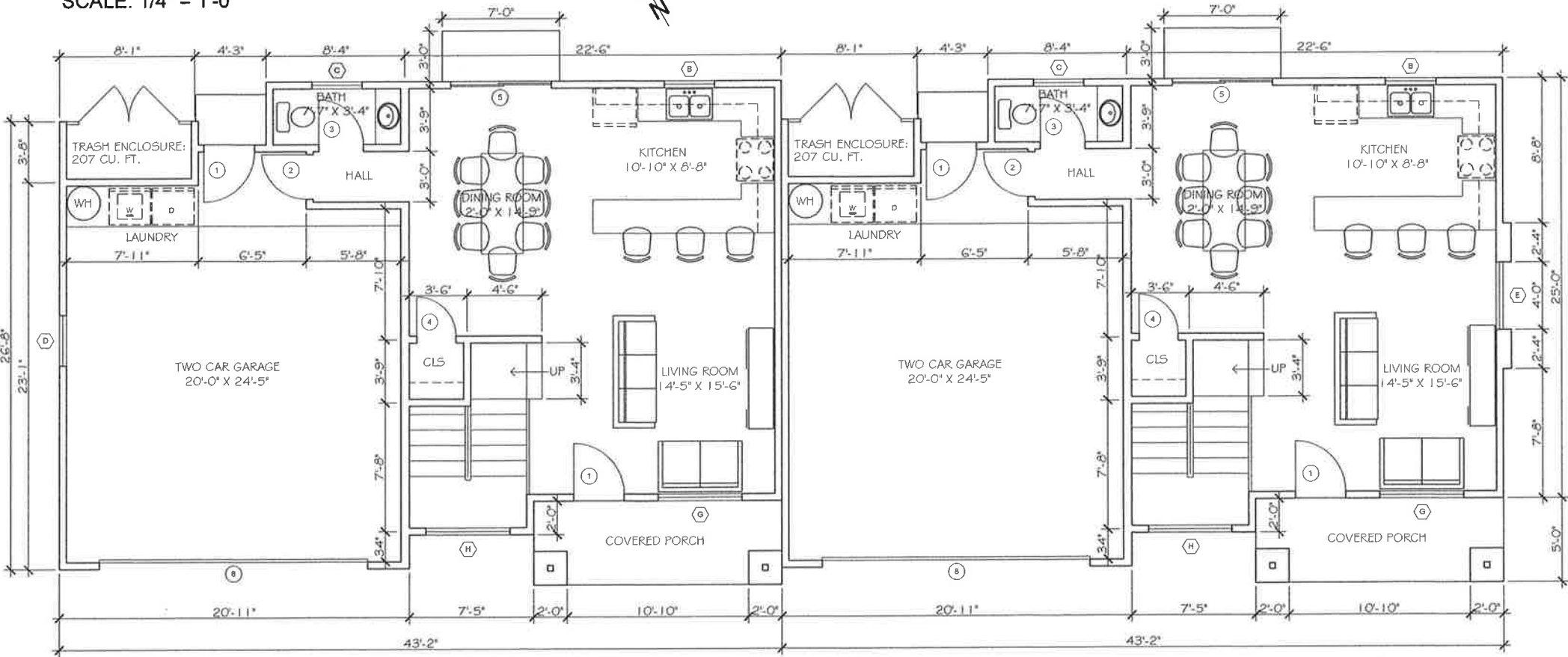
DOOR SCHEDULE

SYMBOL	QUANTITY	SIZE		TYPE	MATERIAL	
		W	H		DOOR	FRAME
1	4	3'-0"	6'-8"	SWINGING - SINGLE (SOLID CORE)	WOOD	WOOD
2	2	3'-0"	6'-8"	SWINGING - SINGLE (SOLID CORE) SELF CLOSING	WOOD	WOOD
3	14	3'-0"	6'-8"	SWINGING - SINGLE (HOLLOW CORE)	WOOD	WOOD
4	2	2'-4"	6'-8"	SWINGING - SINGLE (HOLLOW CORE)	WOOD	WOOD
5	2	6'-0"	6'-8"	SLIDING GLASS DOOR	TEMP. GLASS	WOOD
6	2	6'-0"	6'-8"	SLIDING MIRRORED GLASS DOOR	TEMP. GLASS	WOOD
7	2	8'-0"	6'-8"	SLIDING MIRRORED GLASS DOOR	TEMP. GLASS	WOOD
8	2	16'-0"	7'-0"	ROLL-UP GARAGE DOOR	ALUM.	WOOD



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

TOTAL AREA AT SECOND FLOOR: 855 S.F. EA. UNIT



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

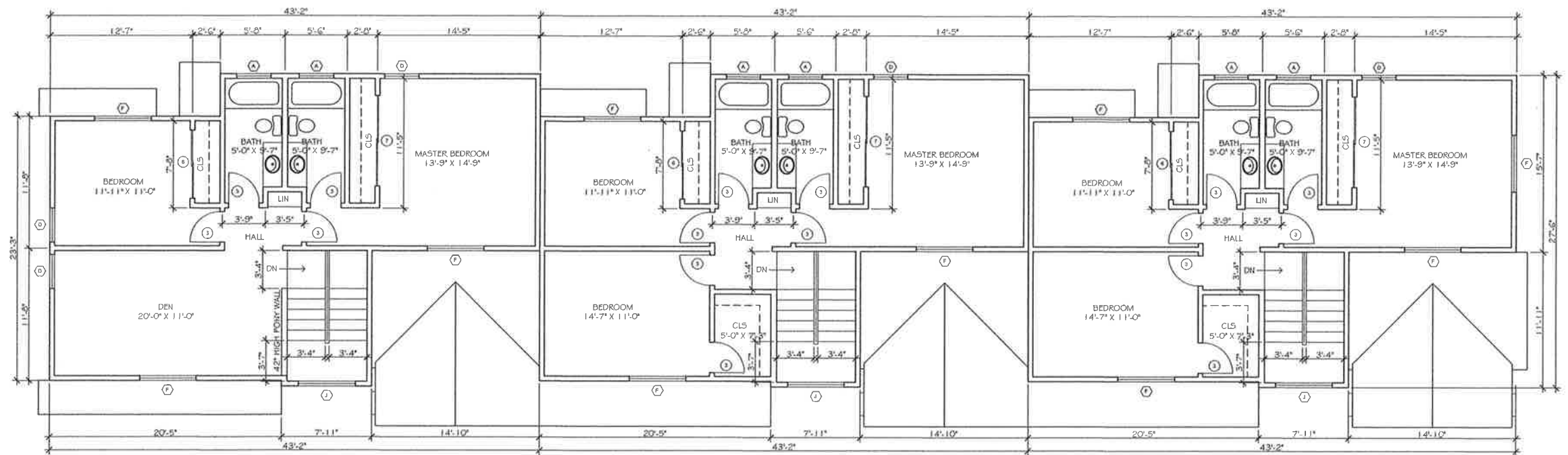
LIVING AREA AT FIRST FLOOR: 637 S.F. EA. UNIT
GARAGE AREA: 475 S.F. EA. UNIT
STORAGE AREA: 32 S.F. EA. UNIT
TOTAL AREA AT FIRST FLOOR: 1144 S.F. EA. UNIT

DRAWN BY:
FERNANDO MIAGANY
9344 MARYKNOLL AVE
WHITTIER, CA 90605
PHONE: (562) 945-6915

INDEX:
A-1 TITLE SHEET
A-2 SITE PLAN
A-3 FLOOR PLANS
A-4 FLOOR PLANS
A-5 ELEVATIONS
L-1 LANDSCAPE PLAN

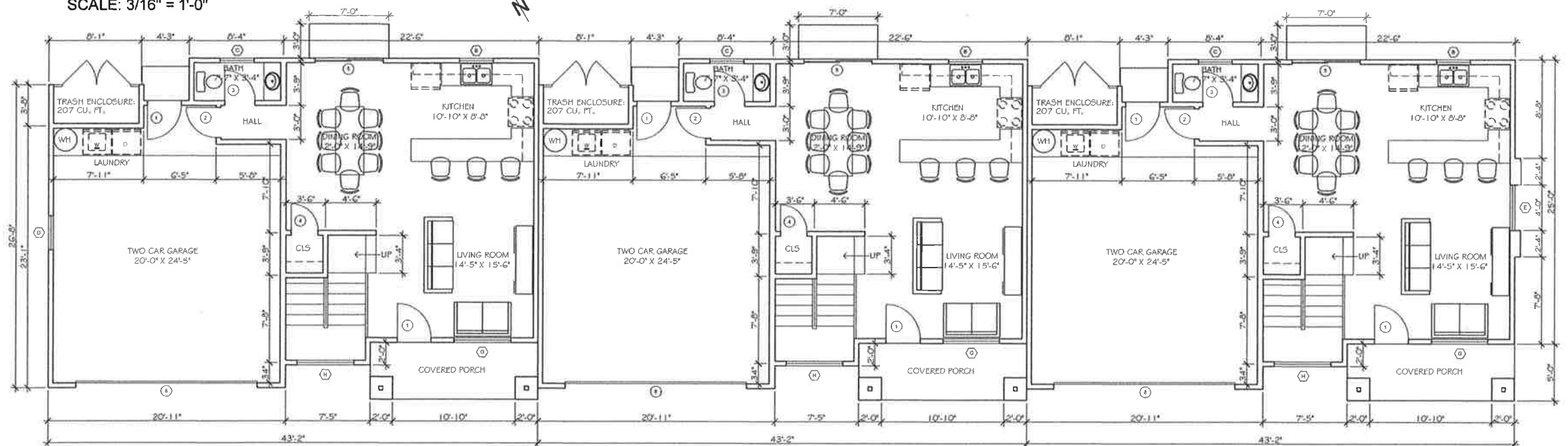
DATE: 6/27/12

FIVE NEW TOWN HOMES
OWNERS: SHRUTI J. MODI; SHRUTI J. MODI
LIVING TRUST
ADDRESS: 2573 ELLEN AVE.
COSTA MESA, CA 92627
LEGAL: LOT 27 OF TRACT 376
APN: 439-171-21



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

TOTAL AREA AT SECOND FLOOR: 855 S.F. EA. UNIT



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

LIVING AREA AT FIRST FLOOR: 637 S.F. EA. UNIT
GARAGE AREA: 475 S.F. EA. UNIT
STORAGE AREA: 32 S.F. EA. UNIT
TOTAL AREA AT FIRST FLOOR: 1144 S.F. EA. UNIT

NOTE:
IN ALL BEDROOMS PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
1. A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 S.F.
2. A MINIMUM CLEAR HEIGHT OF 24".
3. A MINIMUM CLEAR WIDTH OF 20".
2. THE BOTTOM OF THE CLESR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.

WINDOW SCHEDULE

SYMBOL	QUANTITY	SIZE		TYPE	MATERIAL		NOTES
		W	H		FRAME & SASH	GLASS	
(A)	4	3'-0"	1'-6"	SLIDING	VINYL	TEMP. D. G.	
(B)	2	3'-0"	3'-0"	SLIDING	VINYL	D. G.	
(C)	2	3'-0"	3'-0"	SLIDING	VINYL	D. G.	OBSCURED
(D)	5	3'-0"	4'-0"	SLIDING	VINYL	D. G.	
(E)	1	4'-0"	5'-0"	SLIDING	VINYL	D. G.	
(F)	7	5'-0"	4'-0"	SLIDING	VINYL	D. G.	
(G)	2	5'-0"	5'-0"	SLIDING	VINYL	D. G.	
(H)	1	5'-0"	6'-0"	FIXED GLASS	VINYL	TEMP. D. G.	
(J)	1	5'-0"	2'-9" RAD	FIXED GLASS	VINYL	TEMP. D. G.	

DOOR SCHEDULE

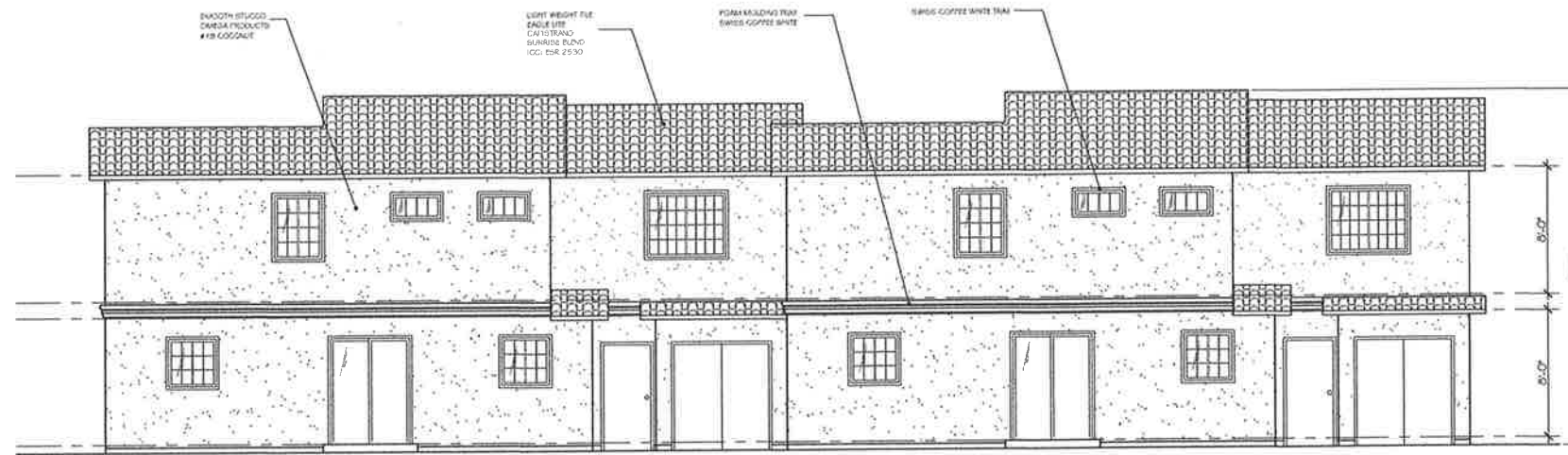
SYMBOL	QUANTITY	SIZE		TYPE	MATERIAL	
		W	H		DOOR	FRAME
(1)	4	3'-0"	6'-8"	SWINGING - SINGLE (SOLID CORE)	WOOD	WOOD
(2)	2	3'-0"	6'-8"	SWINGING - SINGLE (SOLID CORE) SELF CLOSING	WOOD	WOOD
(3)	14	3'-0"	6'-8"	SWINGING - SINGLE (HOLLOW CORE)	WOOD	WOOD
(4)	2	2'-4"	6'-8"	SWINGING - SINGLE (HOLLOW CORE)	WOOD	WOOD
(5)	2	6'-0"	6'-8"	SLIDING GLASS DOOR	TEMP. GLASS	WOOD
(6)	2	6'-0"	6'-8"	SLIDING MIRRORRED GLASS DOOR	TEMP. GLASS	WOOD
(7)	2	8'-0"	6'-8"	SLIDING MIRRORRED GLASS DOOR	TEMP. GLASS	WOOD
(8)	2	16'-0"	7'-0"	ROLL-UP GARAGE DOOR	ALUM.	WOOD

DRAWN BY:
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WHITTIER, CA 90605
PHONE: (562) 945-6915

INDEX:
A-1 TITLE SHEET
A-2 SITE PLAN
A-3 FLOOR PLANS
A-4 FLOOR PLANS
A-5 ELEVATIONS
L-1 LANDSCAPE PLAN

DATE: 6/27/12

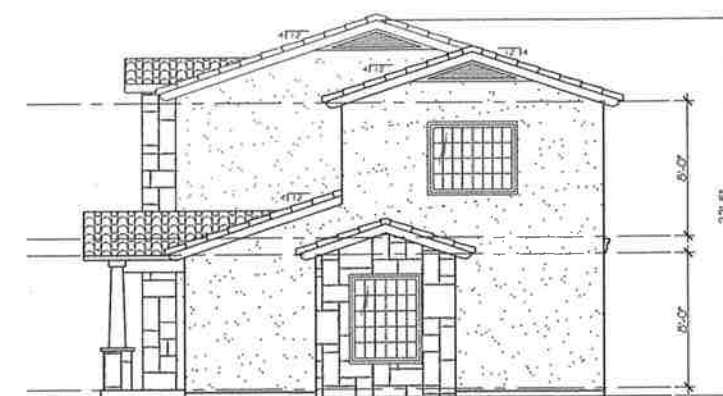
FIVE NEW TOWN HOMES
OWNERS: SHRUTI J. MODI, SHRUTI J. MODI
LIVING TRUST
ADDRESS: 2573 ELLEN AVE.
COSTA MESA, CA 92627
LEGAL: LOT 27 OF TRACT 376
APN: 439-171-21



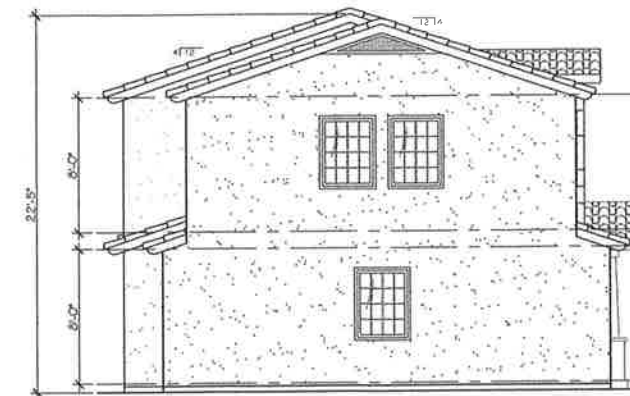
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

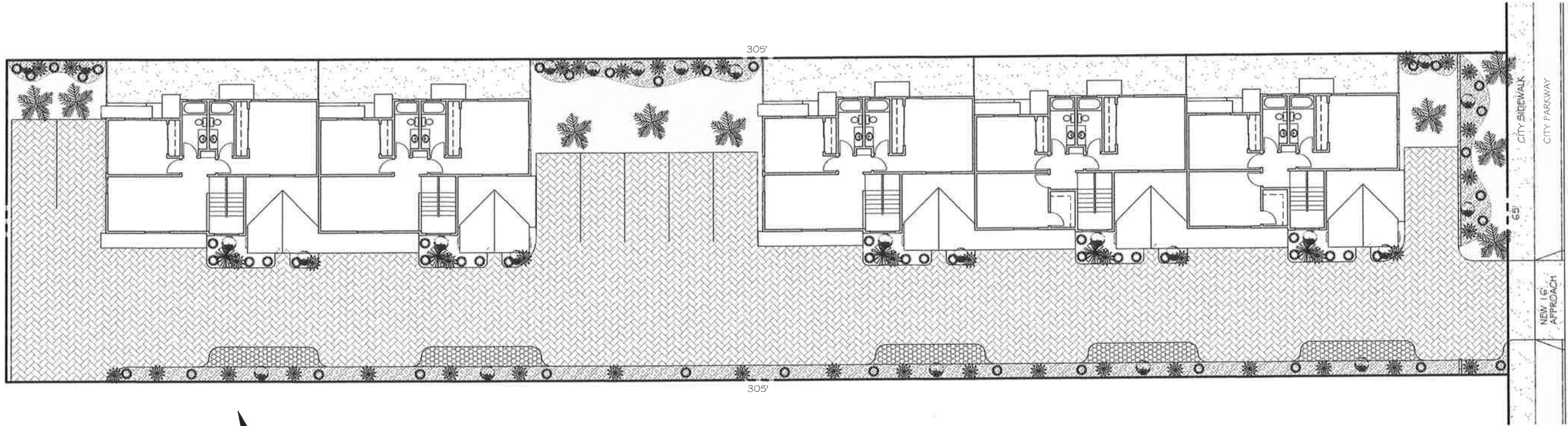
DRAWN BY:
FERNANDO MIAGANY
9344 MARYKNOLL AVE.
WHITTIER, CA 90605
PHONE: (562) 945-8915

INDEX:
A-1 TITLE SHEET
A-2 SITE PLAN
A-3 FLOOR PLANS
A-4 FLOOR PLANS
A-5 ELEVATIONS
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DATE: 6/27/12








FIVE NEW TOWN HOMES
OWNERS: SHRUTI J. MODI, SHRUTI J. MODI
LIVING TRUST
ADDRESS: 2573 ELDEN AVE.
COSTA MESA, CA 92627
LEGAL: LOT 27 OF TRACT 376
APN: 439-171-21

A-5



LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"



LANDSCAPE PLANT LEGEND			
SIZE	BOTANICAL NAME	COMMON NAME	QNT.
 5 GAL.	SYAGRUS	MATURE QUEEN PALM	9
 5 GAL.	ROBELLINI	MINATURE DATE PALM	5
 2 GAL.	AGAPUNTHUS	LILIES OF THE NILE	20
 5 GAL.	FLORIBUNDA	BRILLIANT PINK ICEBERG	43
 2 GAL.	HEMEROCALLIS	DAYLILIES	57
	FESTUCA ARUNDINACEA	MARATHON SOD	7
		BARK MULCH	26

- GENERAL NOTES:
- ALL PLANTERS EXCEPT DESIGNATED GRASS AREA, SHALL BE PROVIDED WITH BARK MULCH.
 - ALL PLANTERS / TREES MUST BE PLANTED IN ACCORDANCE TO LANDSCAPING SPECIFICATIONS.
 - ALL PLANT MUST BE DROUGHT TOLERANT.
 - ALL TREES MUST BE STAKED AND PLANTED WITH ROOT BARRIORS.
 - GRASS SHALL BE SOD MARATHON.

FERTILIZATION NOTES

SHRUBS AND TREES

All trees and shrubs shall be fertilized with "Agniform" 20-15-5 planting tablets at time of installation and prior to completion of pit backfilling. Tablets shall be placed uniformly around the root mass at a depth that is between the middle and bottom of the root mass.

APPLICATION RATE:

- 1 Gallon can: 1 - 21 gram tablet
3 Gallon can: 2 - 21 gram tablets
5 Gallon can: 3 - 21 gram tablets
7 Gallon can: 4 - 21 gram tablets

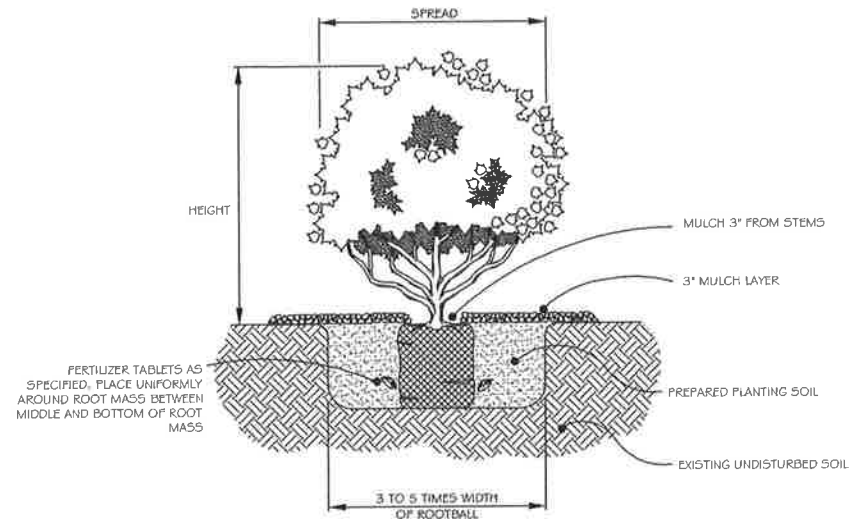
- Trees: 3 - 21 gram tablets each 1/2" of caliper
Palms: 7 - 21 gram tablets

GROUNDCOVER AREAS

All groundcover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specifications.

GENERAL LANDSCAPE NOTES

- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- All plants shall be fertilized with Agniform 20-10-5 tablets as per the manufacturers specifications in conjunction with note # 5.
- The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All planting areas shall receive a 3" layer of recycled hardwood log mulch, which is to be watered-in after installation.
- The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the City Project Manager in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the City Project Manager will be notified by telephone and in writing of intended changes.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the City Project Manager.
- All permits necessary are to be provided by the installing contractor unless otherwise specifically stated in the specifications.
- Existing sod shall be removed as necessary to accomodate new plantings.
- Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.



SHRUB & GROUNDCOVER PLANTING DETAIL

DRAWN BY:
FERNANDO MIAGANY
9344 MARYKNOLL AVE
WHITTIER, CA 90605
PHONE: (662) 945-8915

INDEX:
A-1 TITLE SHEET
A-2 SITE PLAN
A-3 FLOOR PLANS
A-4 FLOOR PLANS
A-5 ELEVATIONS
L-1 LANDSCAPE PLAN

DATE:	6/27/12					
FIVE NEW TOWN HOMES OWNERS: SHRUTI J. MODI; SHRUTI J. MODI LIVING TRUST ADDRESS: 2573 ELDEN AVE. COSTA MESA, CA 92627 LEGAL: LOT 27 OF TRACT 376 APN: 439-171-21						

TENTATIVE TRACT NO. 17551

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 27 OF TRACT NO. 376, AS
PER MAP RECORDED IN BOOK 15, PAGE 29 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

FEB. 11, 2013

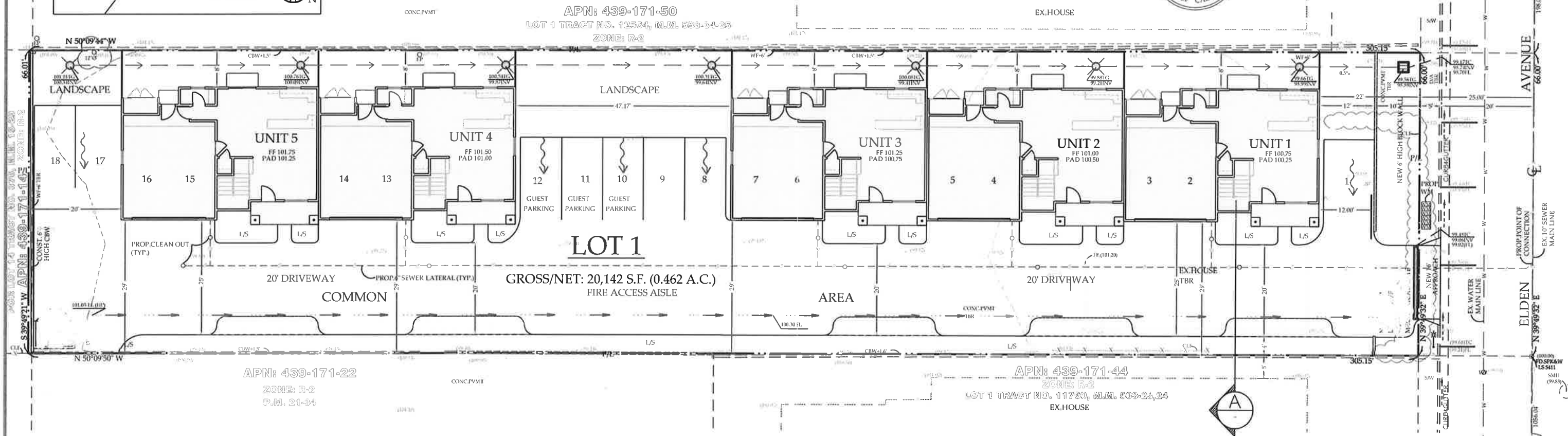
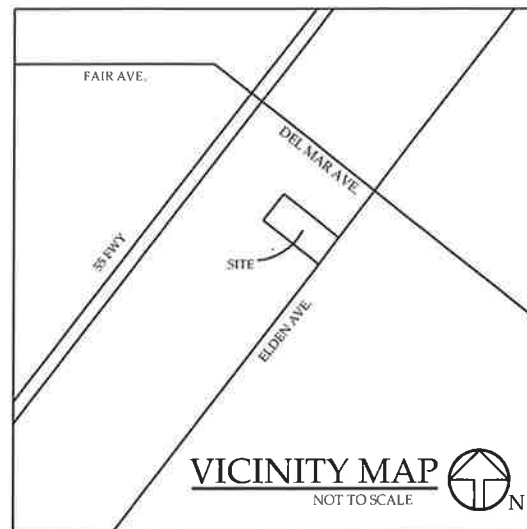
ABBREVIATIONS:

CBW Conc. Block Wall
CONC Concrete
D/A Driveway Apron
EP Edison Pole
EX Existing
FG Finish Grade
FL Flow Line Elevation
INV Invert Elevation
Hrw Height of Retaining Wall
Hv Height of Wall
P/L Property Boundary Line
RW Retaining Wall
S/W Sidewalk
SMH Sewer Manhole
TC Top of Curb Elevation
TW Top of Wall Elevation
WF Wooden Fence
WM Water Meter
TBR To Be Removed

LEGEND:

(100.10) Existing Elevation
(99) Ex. Ground Contour Line
Ex. Structure
Fire Hydrant
Street Light
Guywire
Ex. Trees
Prop. Flow Line
Prop. Shoot Flow
Ex. Flow
Water Line
Sewer Line
Catch Basin
Trench Drain
Sewer Clean out
Area Drain

SCALE: 1"=10'



PROJECT:

5-UNIT RESIDENTIAL CONDOMINIUM
ON ONE EXISTING LOT
SUBDIVISION @
2573 ELDEN AVE, COSTA MESA, CA 92627
APN: 439-171-21

OWNERS/APPLICANT:

THE SHRUTI J. MODI LIVING TRUST,
DATED AUGUST 15, 2006 AND THE
RUSHABH J. MODI LIVING TRUST,
DATED OCTOBER 25, 2005

ZONING AND LAND USE:

ZONING (EXISTING/PROPOSED):
R2-MD MULTIPLE FAMILY RESIDENTIAL
GENERAL PLAN (EXISTING/PROPOSED):
MEDIUM DENSITY RESIDENTIAL
SITE AREA (GROSS/NET): 20,142 S.F. (0.462 A.C.)

EARTHWORK VOLUME:

CUT 122 (CY), FILL 1119 (CY)
TOTAL 997 (CY), IMPORT 997 (CY)

*CUT AND FILL AMOUNT IS ESTIMATED ONLY. ACTUAL
AMOUNT MAY VARY DUE TO OTHER FACTORS.
(SITE CONDITION, SOIL ENGINEER'S RECOMMENDATION)

LEGAL DESCRIPTION:

THE SOUTHWESTERLY ONE-HALF OF LOT 27 OF
TRACT NO. 376, AS PER MAP RECORDED IN BOOK
15, PAGE 29 OF MISCELLANEOUS MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

PREPARED BY:

TRITECH ASSOCIATES, INC.
135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
JOB NO. 090611

PROPOSED UNITS:

LOT AREA: 20,142 S.F.
TOTAL BUILDING AREA: 9,995 S.F.
BREAKDOWN OF TYPICAL RESIDENTIAL UNIT:
FIRST FLOOR LIVING AREA: 637 S.F.
SECOND FLOOR LIVING AREA: 855 S.F.
TOTAL FLOOR LIVING AREA: 1492 S.F.
GARAGE AREA: 475 S.F.
STORAGE AREA: 32 S.F.
FRONT COVERED PORCH: 74 S.F.
OPEN AREA REQUIREMENT: 7,920 S.F. 40.00%
OPEN AREA PROVIDED: 1899.36 S.F. 9.59%
LANDSCAPE AREA: 3749.81 S.F. 18.91%
PRIVATE OPEN AREA: 5708.17 S.F. 28.53%
LOT COVERAGE ALLOWED: 11,880 S.F. 40.00%
LOT COVERAGE PROVIDED: 6086.47 S.F. 30.74%
TOTAL BUILDING FOOTPRINT: 8064.54 S.F. 40.73%
TOTAL LOT COVERAGE: 14,151.01 S.F. 71.47%

LOT AREA: 20,142 S.F.
TOTAL BUILDING FOOTPRINT: 6,040 S.F.
LOT COVERAGE: 30.5%

PARKING REQUIREMENT:

(2)-3 BEDROOM UNITS
1 COVERED SPACE / UNIT X2 = 2
2.5 OPEN SPACE / UNIT X2 = 5
0.5 GUEST SPACE / UNIT X2 = 1

(3)-2 BEDROOM UNITS
1 COVERED SPACE / UNIT X3 = 3
1.5 OPEN SPACE / UNIT X3 = 4.5
0.5 GUEST SPACE / UNIT X3 = 1.5

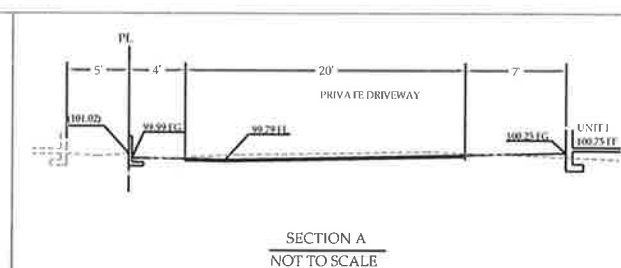
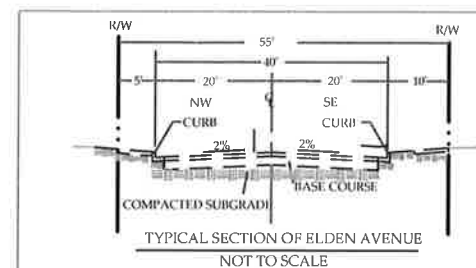
COVERED SPACE: 2+3 = 5
OPEN SPACE: 5+4.5 = 9.5 = 10
GUEST PARKING: 1+1.5 = 2.5 = 3
TOTAL PARKING REQUIRED: = 18
TOTAL PARKING PROVIDED: = 18

NO PROTECTED TREES ON SITE:

1. OAKS (QUERCUS SP.)
2. WESTERN SYCAMORE (PLATANUS RACEMOSA)
3. CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)
4. SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA)

EASEMENT NOTE:

AN EASEMENT IN FAVOR OF THE SANTA ANA HEIGHTS WATER COMPANY OR ITS SUCCESSORS OR
ASSIGNS FOR ELECTRIC LIGHT, POWER AND TELEPHONE LINES, AND ELECTRIC RAILWAYS PURPOSES PER
DEED RECORDED IN BOOK 263, PAGE 432, O.R. SAID EASEMENT IS BLANKET IN NATURE.



ALL EXISTING STRUCTURES WILL BE DEMOLISHED

NOTE: PROJECT IS NOT WITHIN HAZARDOUS ZONE

-47-



TRITECH ASSOCIATES INC.

SUBDIVISION SURVEY ENGINEERING DESIGN

135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918

TENTATIVE TRACT NO. 17551

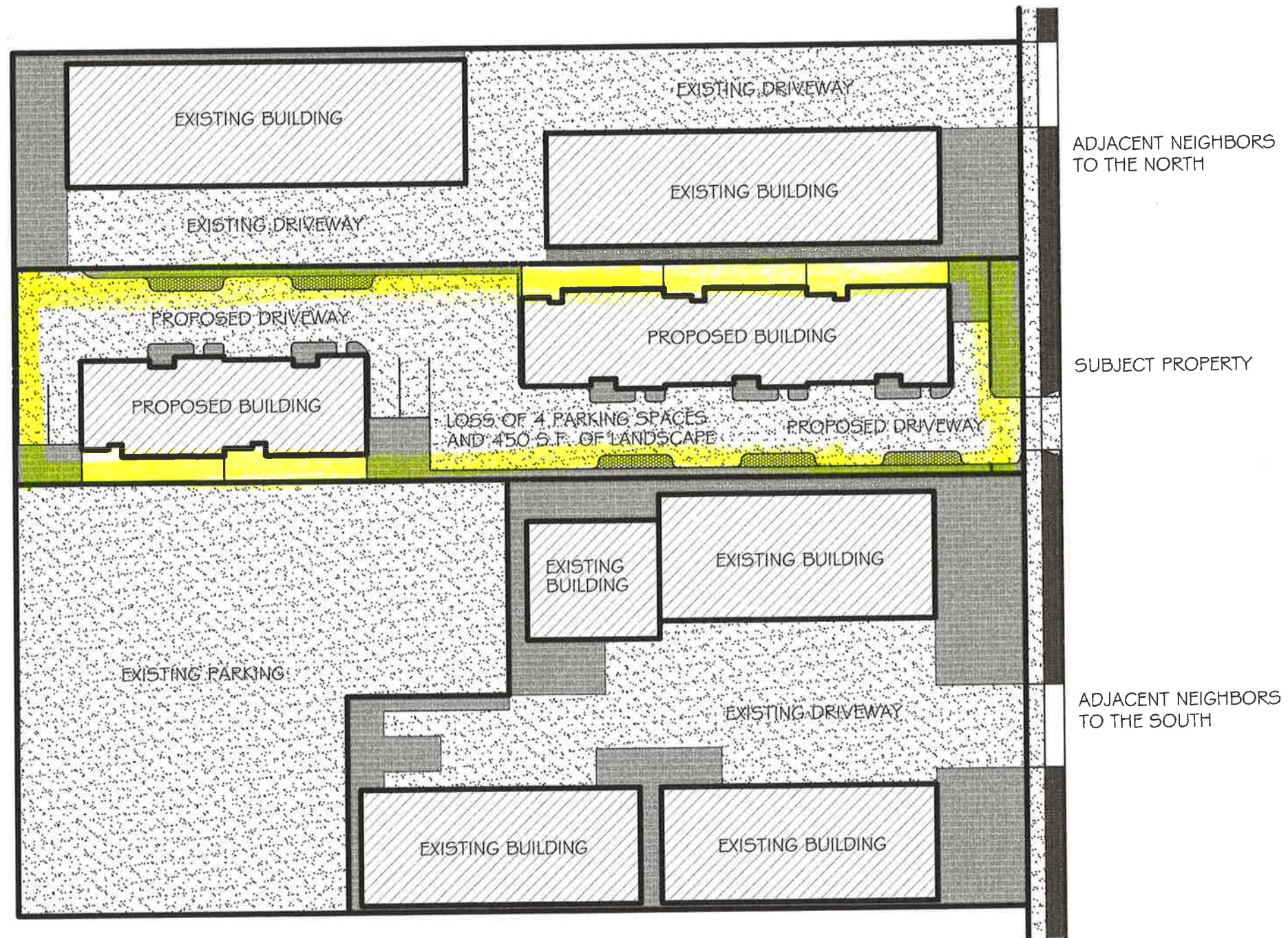
SCALE: 1"=10'
DATE: 02/11/13

DRAWN BY: II
REVISED:

2573 ELDEN AVE
COSTA MESA, CA 92627

SHEET 1 OF 1

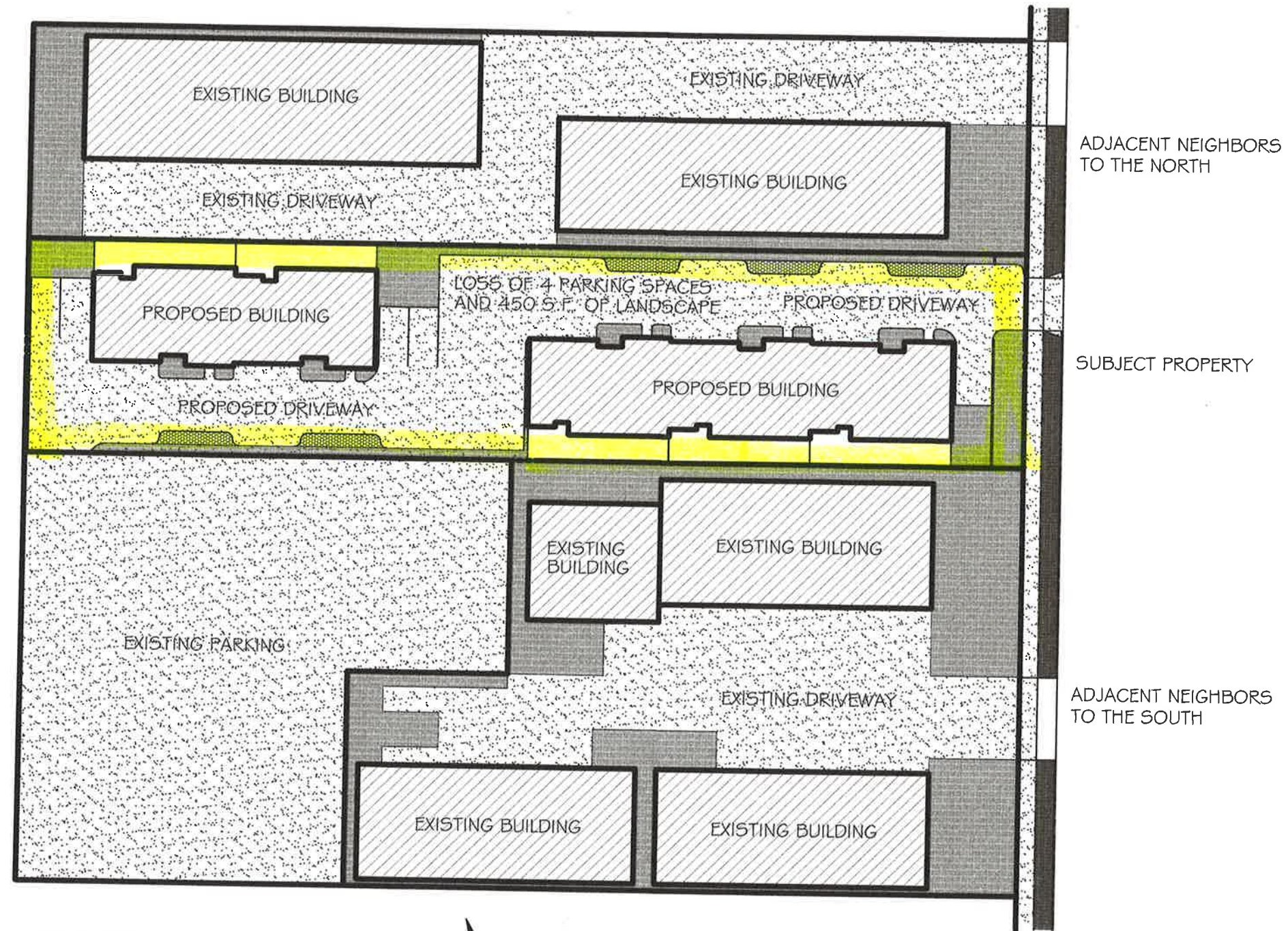
JOB NO.
121116



SITE PLAN
SCALE: 1" = 40'-0"



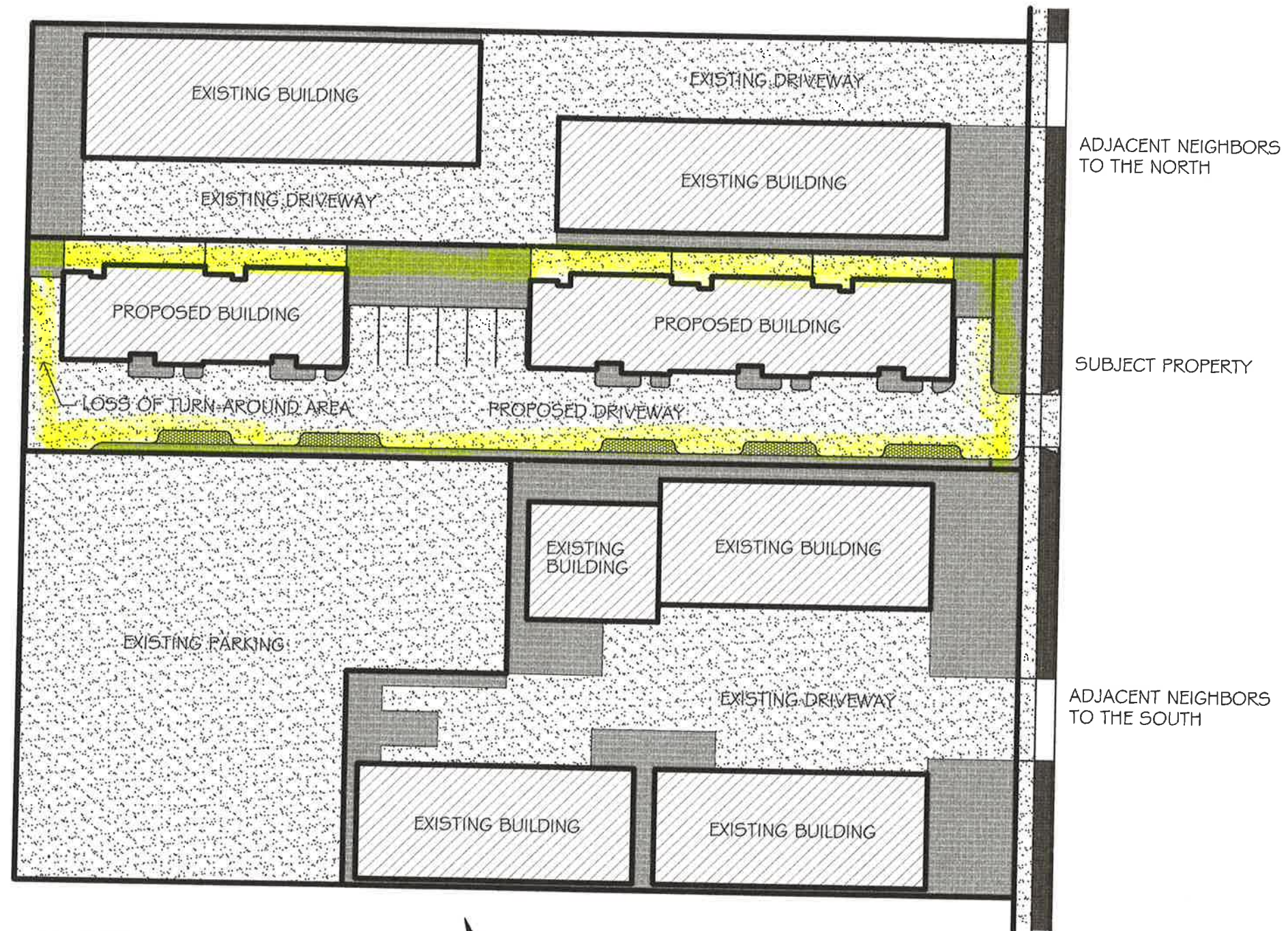
OPTION 1



SITE PLAN
SCALE: 1" = 40'-0"



OPTION 2



SITE PLAN
 SCALE: 1" = 40'-0"

OPTION 3

